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Redevelopment Board Minutes 02/13/2006

Arlington Redevelopment Board Meeting Minutes
February 13, 2006

Present: Ed Tsoi, Chairman
Roland Chaput, Member
Andrew West, Member
Chris Loreti, Member

Others Present: Laura Wiener, Director of Housing

The Chairman called the meeting to order at 7:10 and asked Attorney Frank Reynolds to describe the project and the special permit relief needed. The Applicants, Gurinder and Jaspal Pabla, their Architect Sandra Fairbank, and their Engineer Kanayo Lala were also present. The Applicants propose to move their restaurant, Punjab, to 485-487 Massachusetts Avenue, a larger storefront than their present location. Because it is over 2000 square feet they need a Special Permit under section 5.04, and under Section 8.11, to allow substitution of parking spaces within a public parking lot. The front entrance will be fully accessible.

Mr. Reynolds described the sign. It will be individual, red, internally lit letters 5.5" deep, attached to a flat background. The sign will be turned off when the restaurant is closed. Because the sign is within the sign band, and no more than 4' tall, it is within the bylaw. No relief is needed. At the request of Mr. Loreti, the Applicant agreed to have no identifying signage in the windows, but is allowed have hours of operation and a menu in the window. They also agreed to put their address number on the building.

Mr. Tsoi raised concerns about the exhaust system. The proximity of the air intake to the kitchen exhaust raises concern of fresh air contamination. Can smells be controlled both at the point of intake and from the standpoint of nearby windows which might be open during the warmer weather? What will be the noise level to nearby businesses and residential tenants? Is there sufficient fire protection over the stoves and kiln and in the black iron duct work which exhausts above the main kitchen stove?

Mr. Lalo, the Applicant's engineer, responded that there is not a lot that can be done about smells, except to send the exhaust higher up. The Board was not convinced that there is nothing that can be done and asked for further study into this issue. He did not have exact decibel levels for noise emanating from the roof. All measures will be taken to screen the noise and fumes, particularly for the residential tenants. The Applicant will have a full fire suppression system, including sprinklers, a kitchen Ansul system (fire extinguishers), and smoke detectors, to be reviewed and approved by the Fire Department. There will be fire protection at the stove and oven hoods, and filters will be changed on a regular schedule. They have not yet gone to the Fire Department for approval of their Fire Suppression System, but will do so soon.

Mr. Tsoi requested that they retain the services of an acoustical engineer, to get an opinion about the sound ratings at the point of the receiver. The Applicant will do so and return to the Board with a report.

Mr. Loreti asked if bicycle parking could be provided, perhaps on Town property, near the Jefferson Cutter House. The Planning staff will attempt to find a suitable location, and report back to Board and the Applicant. Three bicycle parking spots are required in the bylaw. Mr. Loreti also asked about the dumpsters. The applicant responded that the landlord provides 2 dumpsters that are emptied twice per week. If additional pick-up is needed, the restaurant will pay for it. They have submitted a building maintenance plan to the Board of Selectmen with their application for a Common Victualler's license.

Motion by Andrew West, seconded by Roland Chaput, to approve the Special Permit application. Unanimous vote in favor. Information will be received and reviewed by the Board regarding noise and fumes emanating from roof, and location of bicycle parking. Mr. Reynolds asked if a Building Permit could be pulled prior to review of additional information from Acoustical Engineer. Mr. Tsoi said that they could pull a building permit and start work on the interior but expected a response to the Board's concerns as soon as possible.

8:05 p.m. – Motion by Chris Loreti, seconded by Andrew West, that the Board adjourn; unanimous vote in favor.

Laura Wiener Respectfully submitted,